

# Property Owners Association of Toronto

65 BLOOR STREET WEST

TELEPHONE KINGS DALE 6189-6180

TORONTO

## PRESIDENT

H. E. Manning, K.C.

## VICE-PRESIDENTS

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James Woods Walker

Edward C. Warren

L. M. Wood

Robert D. Wood

December 27th, 1939.

Miss Florence Somers, Dir.,  
Margaret Eaton School,  
415 Yonge St.,  
Toronto.

### Re proposed tax to be levied on Private Schools of Toronto

We enclose an excerpt from our Memorandum on the recommendation of the Assessment Commissioner to the Special Legislative Committee of the City Council in December, 1939.

Our President, Harold E. Manning, K.C. presented the views of the Association in opposition to the proposal to tax Private Schools.

This Association has been in existence for over five years and has consistently opposed all unfair and unjust tax levies, we represent upwards of \$400,000,000 of assessed properties in the City of Toronto.

The membership fee is \$5.00. A number of Private Schools are supporting us in this manner. We are enclosing application blank and literature and would appreciate your co-operation and support.

Yours very truly,

Property Owners' Association of Toronto,

JAN/LR  
Encls.

per

*John A. Newsome*



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TO: THE PROPERTY OWNERS OF TORONTO.

The rising tide of indignation at the failure of governments, municipal councils and school boards alike, to moderate the excessive tax demands made upon property owners is in itself an excellent thing. But that tide will not by itself and without organization produce the solutions which are necessary.

It is imperative that there be consistent and organized effort by responsible associations and that that effort be directed at sound solutions. The Property Owners' Association of Toronto urges that landowners ought not to be burdened with the whole cost of primary and secondary education and continuation classes, with all the cost of hospitalization of the indigent sick, children's aid and the municipal share of unemployment relief. Those items are responsible for more than 48 cents in every \$1.00 of the more than \$32,000,000 levied annually with respect to real estate in Toronto.

Those services ought properly to be administered, in part by the Province, and in part by the Dominion, and should be wholly financed by them. As landowners we are not responsible for all the children in the community nor for all its poor people. We are being impoverished by the unwillingness of the state to carry the social services which the state demands. Home ownership is being destroyed. Business property is mostly a drug on the market. Buildings are daily being wrecked to escape confiscation.

Governments try to encourage a building-trades revival by tempting people to go into debt. Let them see there can be no revival without the prospect of security for landownership.

Let them also realize that the man who pays the taxes is the only person who has a right to say how those taxes shall be spent.

Join with us in the effort to bring common sense into our tax system. Help us to destroy the legalized communism which is eating up the savings of those people who have been thrifty enough to try to own their own homes and to develop this country.

You need our efforts. We need your subscription. Please help us and in so doing help yourself.

Yours faithfully,

H. E. MANNING,

President.



## TO THE PROPERTY OWNERS OF GREATER TORONTO

The Property Owners Association of Toronto was organized about five years ago. They were compelled to organize to prevent confiscation of their homes and properties through the unfair system of assessing and taxing real estate. They represent as owners upward of \$375,000,000 of assessment in the Toronto area alone. The Association is under able management. Several of the Directors are experts in municipal affairs and the President, H. E. Manning, K.C., is a recognized authority on taxation. These men give their time to the work without remuneration.

You are invited to become a member of this Association and support the work by contributing the membership fee of \$5.00 per annum. Funds are urgently required and the work is maintained on the aggregate of these small membership fees.

The following is a brief summary of some of the activities of the Association during recent months:

We receive copies of all Parliamentary papers and proposed bills and oppose anything detrimental to property owners' interests. Many depositions have appeared before the Private Bills Committee as well as at the City Hall to present the property owners' viewpoint.

We supply public speakers who have addressed scores of meetings of ratepayers, trade and professional organizations, etc., in the City and throughout the Province.

By means of the press, radio, billboards and public meetings, we have aroused the public and brought forcibly before the governing bodies the plight of the property owner which we claim is causing stagnation in the Building Trades, discouraging home ownership and blocking national recovery.

The official monthly publication, "The Property Owner", circulates throughout the City and Province in the interest of the property owner and keeps you advised of our activities.

The convention of property owners held in February was attended by 1200 delegates from all over the Province and Quebec. Sir Edward Beatty, Hon. Gordon Conant, Col. Drew, Geo. A. McCullagh and other speakers endorsed our work.

Weekly broadcasts continued for three months at specific times throughout the year have been very effective.

The Association Brief submitted to the Rowell Commission in April was an outstanding document. It showed by charts, graphs and illustrations the progressive destruction of downtown property to avoid taxation.



The Association Brief submitted to the Metropolitan Committee in December was an able document and showed the injustice of the proposed plan to unload bankrupt municipalities on the City of Toronto.

Upwards of 20,000 circulars were mailed in connection with various housing schemes. Corporations were supplied with forms to qualify as voters. Formerly, a million dollar building under a corporate name did not have one single vote, while many dwellings assessed at less than \$2,000 produced six or eight votes.

Our solicitor appeared in Judge Parker's Court and successfully opposed the adding of some 4,000 names to the voters list who had no right to attempt to qualify.

We won the Rooming House tax appeal in the County Court in February. His Honour Judge Barton reversed the judgment of the Court of Revision. The City appealed again and won in May, 1939. The Association will now seek an amendment to the Municipal Act. The Chief Justice admitted the tax was unjust, burdensome and never intended.

Deputations in connection with the Rehabilitation Act and hospital deficits secured some concessions. An attempt to amend the Landlords and Tenants Act to exempt \$500 worth of chattels from seizure was defeated.

Questionnaires were sent to all candidates at the last municipal election, our members voted for those who had a stake in the community and were pledged to reduce the mill rate.

Representation on behalf of the property owners has been made on such matters as the airport Bill No. 11, Mr. Roebuck's bill No. 88, which sought to limit the vote of owners to one ward where they lived, taking away the right to vote in the different wards where they have property, and thereby drastically curtailing the voting strength in municipal elections of the taxpayer. This Bill was defeated on second reading. Bill No. 66, requiring owners to provide off-street parking, was withdrawn, also problems like sewage disposal, the City's new and ornate \$17,000,000 water plant, tenants water rates charged to owners, scrap yards erected in residential districts, duplication of medical services, the restricted vote for Controller and Mayor, unemployment relief and money by-laws.

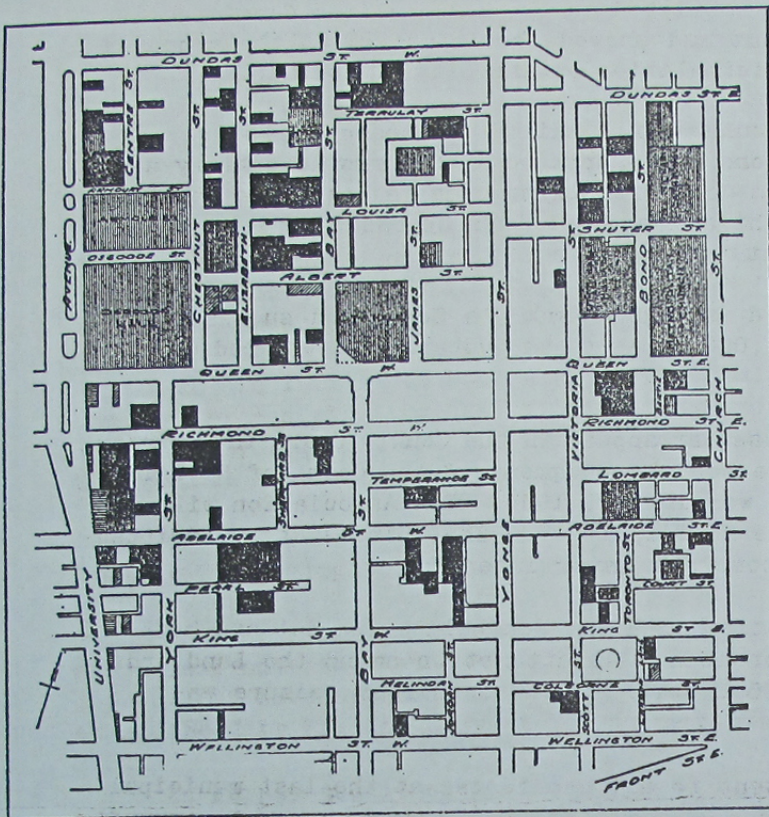
It has been admitted that the work of the Association has been a powerful influence in curbing extravagance and reducing municipal budgets. There is a slightly lower tax rate this year, 1.30 mills, the first in a decade.

We are asking your continued support in this work which is so vital to the welfare of our community.

PROPERTY OWNERS ASSOCIATION OF TORONTO.



# TAXATION WRECKING DOWNTOWN TORONTO



## EXPLANATION OF GRAPH

Black areas scattered over the map of the downtown section of Toronto represent properties on which buildings have been razed since 1927, when their owners found that taxation had made uneconomical their use for normal purposes, the Property Owners' Association of Toronto stated before the Royal Commission on Dominion-Provincial Affairs. They were, said H. E. Manning, President, used now chiefly for outdoor car parking. Occupied exempt areas, such as the City Hall and St. Michael's Cathedral, are shaded with vertical lines; unoccupied exempt lands, such as those left on University Avenue by the extension, have horizontal shading, and lands on which there were no buildings in 1927 are shown with diagonal shading. This is only one of many valuable graphs contained in the printed Brief.

(Please detach)

## MEMBERSHIP APPLICATION FORM

I/WE hereby apply for membership in the above Association.

Name \_\_\_\_\_

Address \_\_\_\_\_ Telephone \_\_\_\_\_

Occupation \_\_\_\_\_

The Secretary will forward Certificate of Membership upon receipt of membership fee.

A subscription, to our official publication The Property Owner is included and will be mailed monthly.

Annual Membership Fee: \$5.00



THE PROPERTY OWNERS ASSOCIATION OF TORONTO

Excerpt from Memorandum on recommendations  
of Assessment Commissioner to the Special  
Legislation Committee

6. Private schools.

The existing public school system is already under strain to provide sufficient facilities for education the pupils now requiring education. Private schools are supported by persons who already support the public schools and thereby discharge their duty to the Municipality as fully as other citizens. It is common knowledge that the majority of private schools operate at a loss and it is also demonstrable that the salary scales of teachers in private schools are lower than those for teachers in municipally operated public and secondary schools.

It is now the fact:-

(a). That the cost of education in those schools is causing a marked diminution of attendance and serious financial embarrassment.

(b). That no increase of fees would be possible without a still further decline in attendance.

(c). That the imposing of taxes on private school properties and the levying of business assessments would drive out of existence the majority, if not all, of our private schools.

If private schools were driven out of existence, the City would only have a number of unusable properties on its hands and would have destroyed an important educational feature of this country, with the result that the financial burden of administering existing municipal schools would be increased without compensating advantage.



4.01/23

The Margaret Eaton School  
TORONTO

December 29, 1939

Ivor Lewis Esq.,  
Executive Office  
The T. Eaton Company  
Toronto, Ont.

Dear Mr. Lewis:

I am enclosing the material concerning  
the Property Owners Association of Toronto which  
Mr. Newsome sent me. He is soliciting memberships  
from the private schools in the city.

If he calls again I will refer him to  
you as you suggest.

Very sincerely yours,

*Clarence A. Somers*

FAS:HC  
Enc.

Director





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